

# 3605 SOUTH LITCHFIELD ROAD



PRICE: \$3.75psf (\$4,320,608.00)

PROPERTY SIZE: 27.23 +/- Acres

ASSESSOR'S PARCEL NUMBERS: 500-59-009D, 500-59-011C, 500-59-017, 500-59-018A, and 500-59-018B

ZONING: Currently AG/MH in the City of Avondale and recognized as Industrial in the Avondale General Plan.

#### UTILITIES:

Phone—CenturyLink

Power—APS

Water—City of Avondale

Gas—Southwest Gas

#### HIGHLIGHTS:

- Post closing Seller is willing to remove all structures and grade property.
- Ideal owner/user industrial site
- Rectangular site dimensions for functional building design
- Litchfield Road frontage
- Abundant labor force
- The southwest Phoenix distribution submarket is the largest distribution and manufacturing sub-market in Phoenix
- 3 miles south of Interstate 10
- Easy access to Southern California via I-10 or I-8
- Foreign Trade Zone Incentives



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MC 85



W El Sol



Bullard Ave.

Broadway Rd.

Lower Buckeye Rd.

S El Cielo

Litchfield Rd.

W Del Rio Ln

W Rio Vista Ln



MICR OSOFT



Litchfield Rd.



SITE



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# SR 30 ROUTE MAP



Path: Z:\Projects\AZ\ADOT\2005\MC\_Contract\SR30\_SR3031\0202\_2017\EA\_Update\map\_docs\sr30\EA\_Study\_Area\_BaseMap.mxd

**NORTH**

0 0.5 1 2 3 4 5  
Miles

NH-801-B(ARG)  
801 MA 000 H6876 01L  
SR 30: Sarival Avenue to SR 202L

Source: Maricopa County Assessor  
GIS database (2018)  
Date: April 2018  
Aerial photography date: 2017 and 2018



**SR 30 Study Area and Recommended Build Alternative**

- SR 30 Study Area
- Recommended Build Alternative
- SR 303L Study Area
- SR 202L Alignment
- Municipal planning area limits
- Canal/Wash



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




















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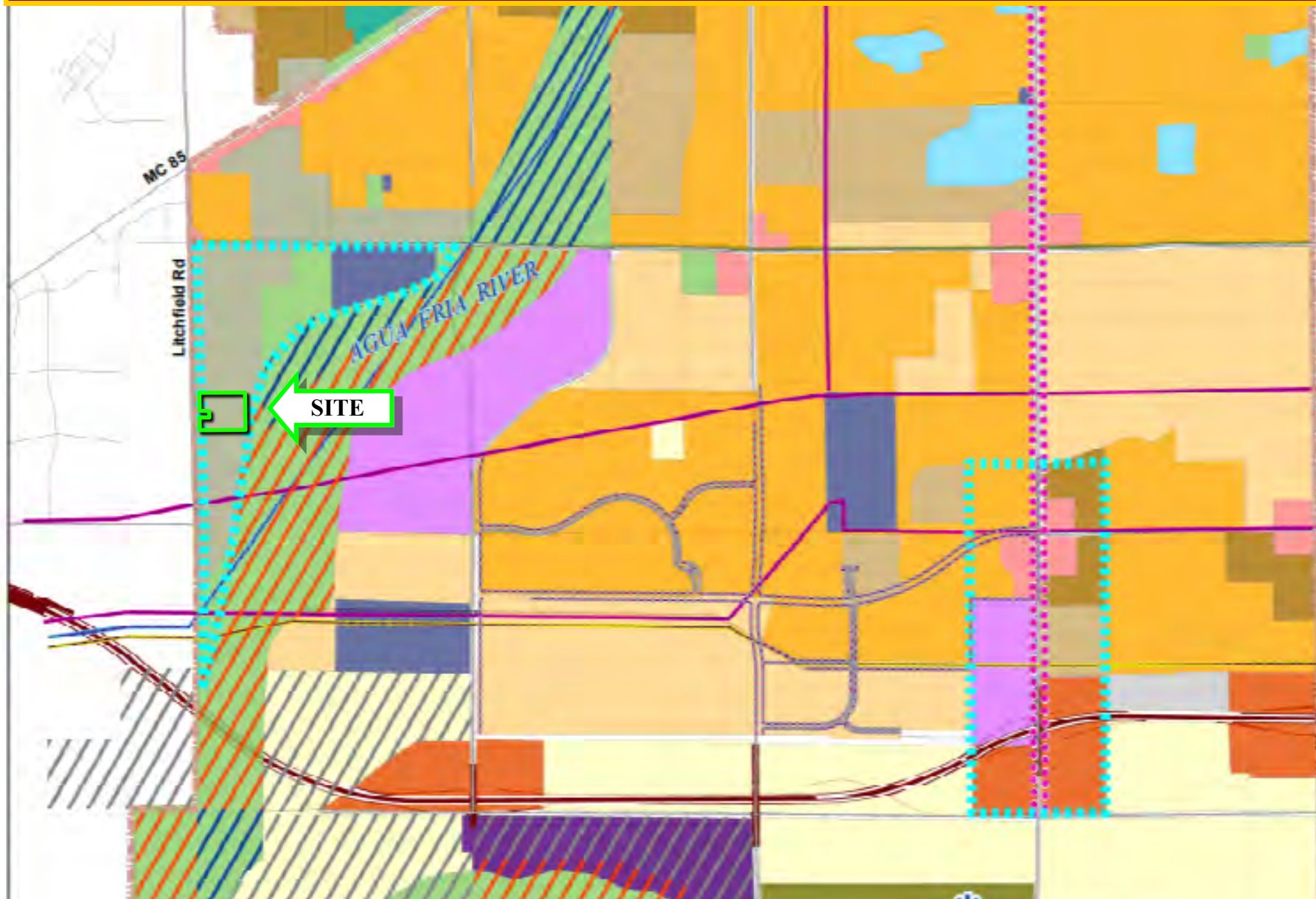
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# CITY OF AVONDALE - GENERAL PLAN

## GENERAL PLAN

### Legend

-  Planning Boundary
  -  Growth Area
- #### Land Use
-  Rural Low Density Residential
  -  Estate/Low Density Residential
  -  Medium Density Residential
  -  Medium/High Density Residential
  -  High Density Residential
  -  Local Commercial
  -  Freeway Commercial
  -  Historic Avondale District
  -  Sports and Entertainment
  -  Office/Professional
  -  Industrial
  -  Business Park
  -  Corporate Park
  -  Gila River Scenic District
  -  Open Space and Parks
  -  Public/Civic
  -  Education
-  Gateway Employment
  -  Employment Mixed Use
  -  Residential Mixed Use
  -  Neighborhood Commercial
  -  Townhouse Residential
- City Center Specific Plan Area
- #### TOD
-  Urban Residential
  -  Urban Commercial
  -  High Intensity Office
  -  Mixed Use
- #### Aggregate Sites
-  Existing
  -  Potential Sites - Privately Owned Land
  -  Potential Sites - Publicly Owned Land
- #### Roads
-  Interstate 10
  -  Future SR-30 Alignment
  -  Future Roads
  -  Avondale Boulevard Employment and Commercial Corridor
- #### Powerlines
-  Powerline Trail
  -  230 KV Power Lines
  -  345 KV Power Lines
  -  500 KV Power Lines
  -  69 KV Power Lines
- #### Symbols
-  Resort
  -  Medical Center
  -  Public Recreational/Wildlife Center
  -  Public Recreational/ASC




## WESTERN LAND

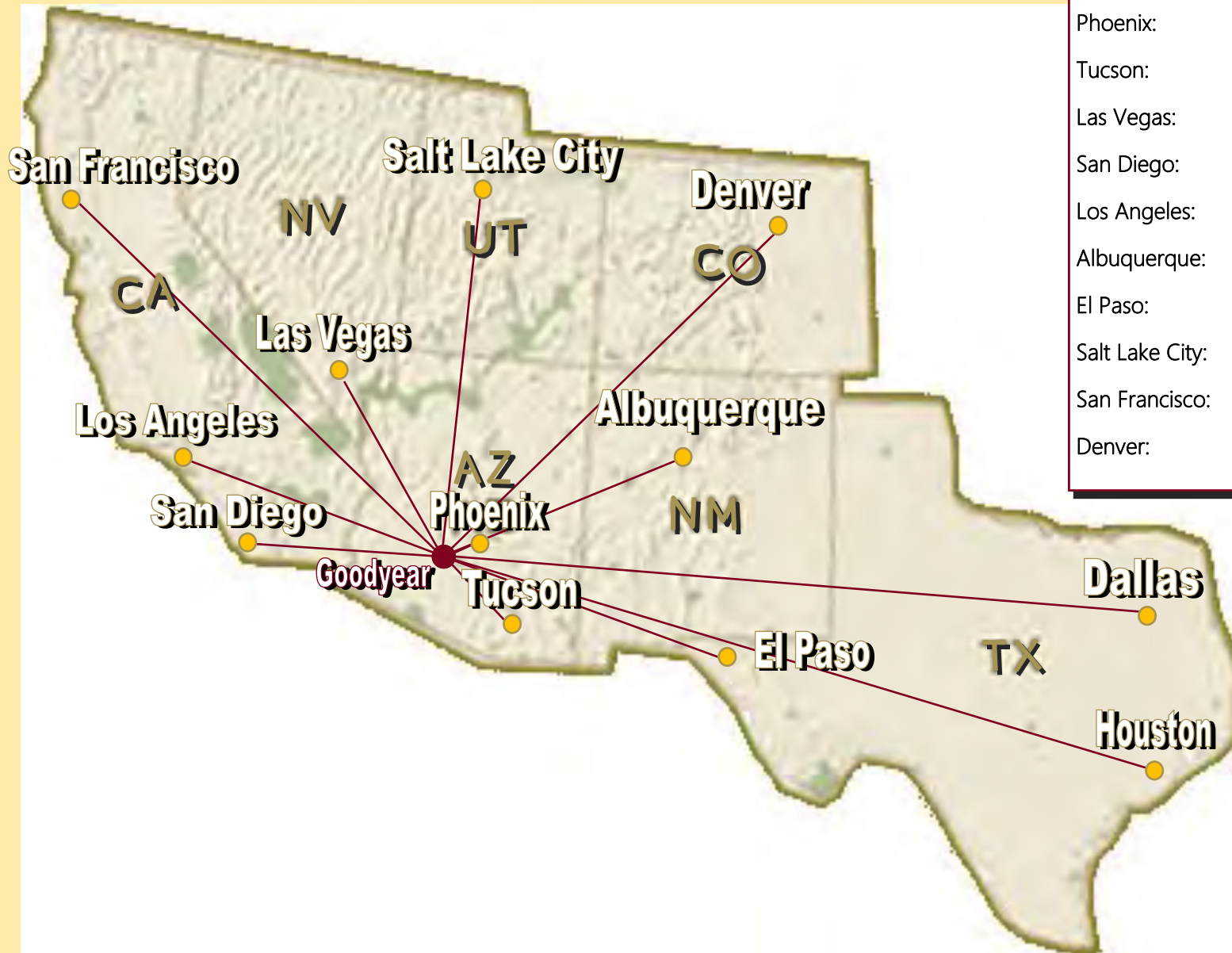
Company LLC

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## DISTANCE AND DRIVE TIME TO MAJOR CITIES



|                 |                         |
|-----------------|-------------------------|
| Phoenix:        | 19 miles / 25 minutes   |
| Tucson:         | 132 miles / 2 hours     |
| Las Vegas:      | 285 miles / 4.30 hours  |
| San Diego:      | 339 miles / 5.39 hours  |
| Los Angeles:    | 356 miles / 5.29 hours  |
| Albuquerque:    | 435 miles / 6.46 hours  |
| El Paso:        | 449 miles / 6.31 hours  |
| Salt Lake City: | 671 miles / 10.21 hours |
| San Francisco:  | 737 miles / 11.26 hours |
| Denver:         | 881 miles / 13.15 hours |



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